



Alameda Point - Site A • Waterfront Park • PHASE I

SUBSTANTIAL CONFORMANCE EXHIBITS: PLANNING BOARD MEETING | SEPTEMBER 9, 2019

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GENERAL DRAWINGS

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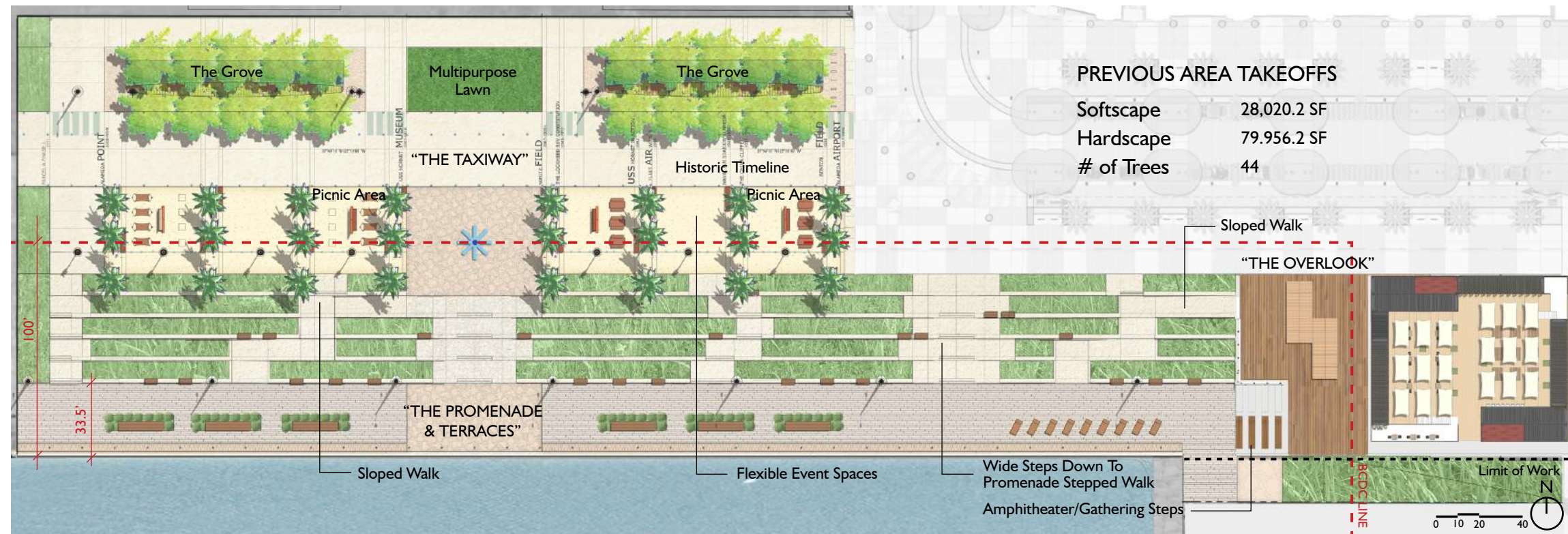
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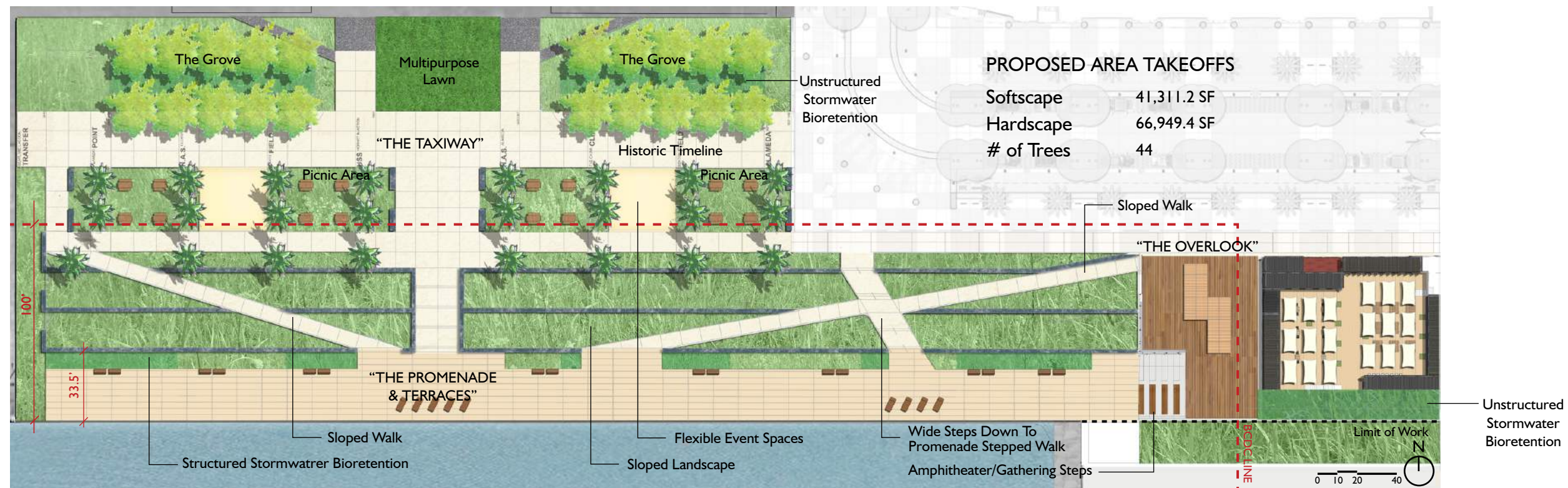
VICINITY MAP



SITE AREA: 2.63 ACRES

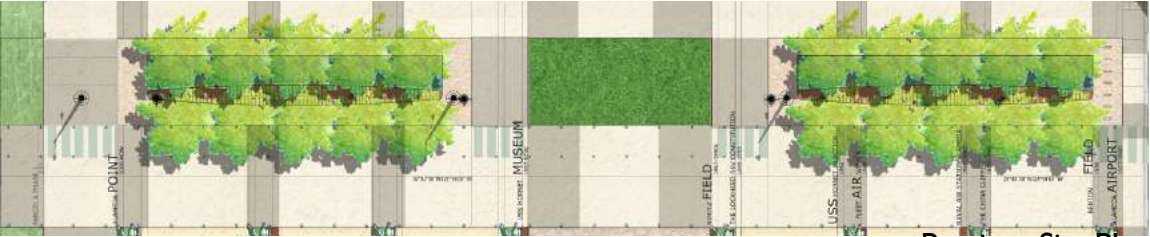


PREVIOUS SITE PLAN CONCEPT



PROPOSED SITE PLAN CONCEPT

TAXIWAY/ STORMWATER



Previous Site Plan



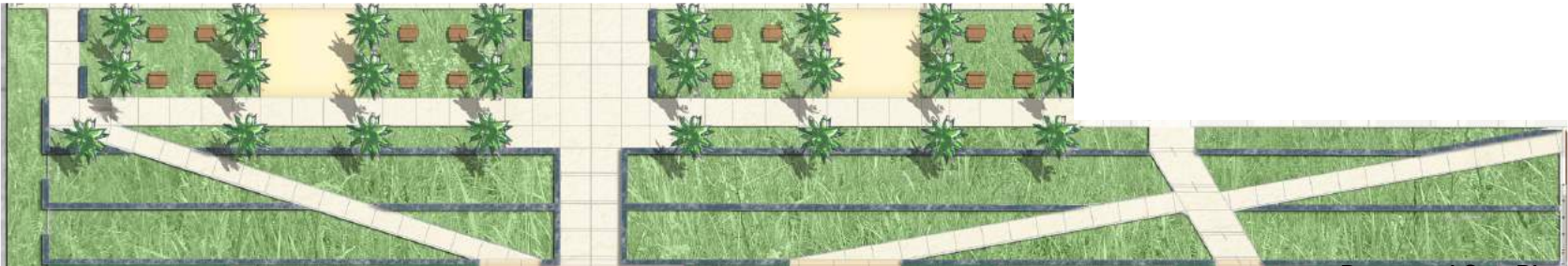
Proposed Site Plan

Unstructured
Stormwater
Bioretention

PICNIC AREA/ TERRACES



Previous Site Plan



Proposed Site Plan

PROMENADE



Previous Site Plan



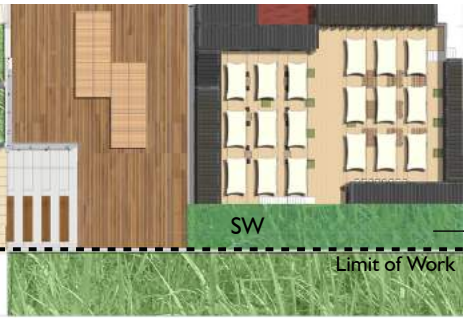
Proposed Site Plan

Structured Stormwater Bioretention

CONTAINER PARK

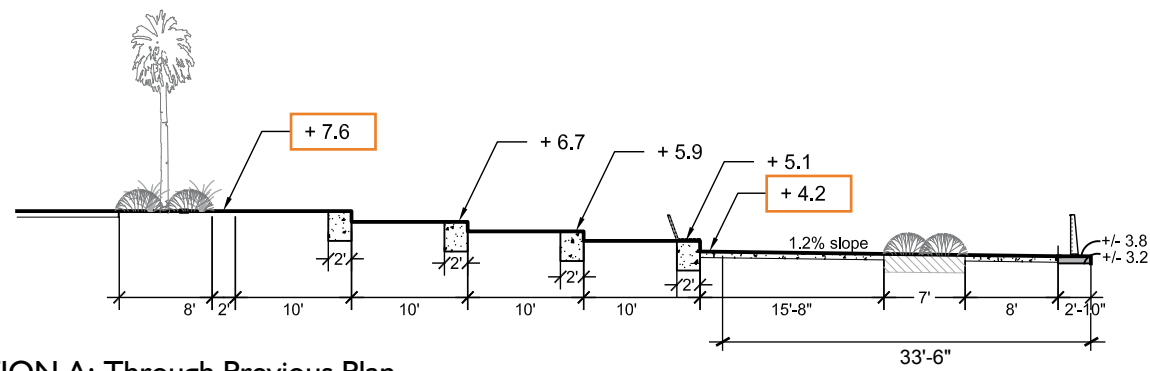
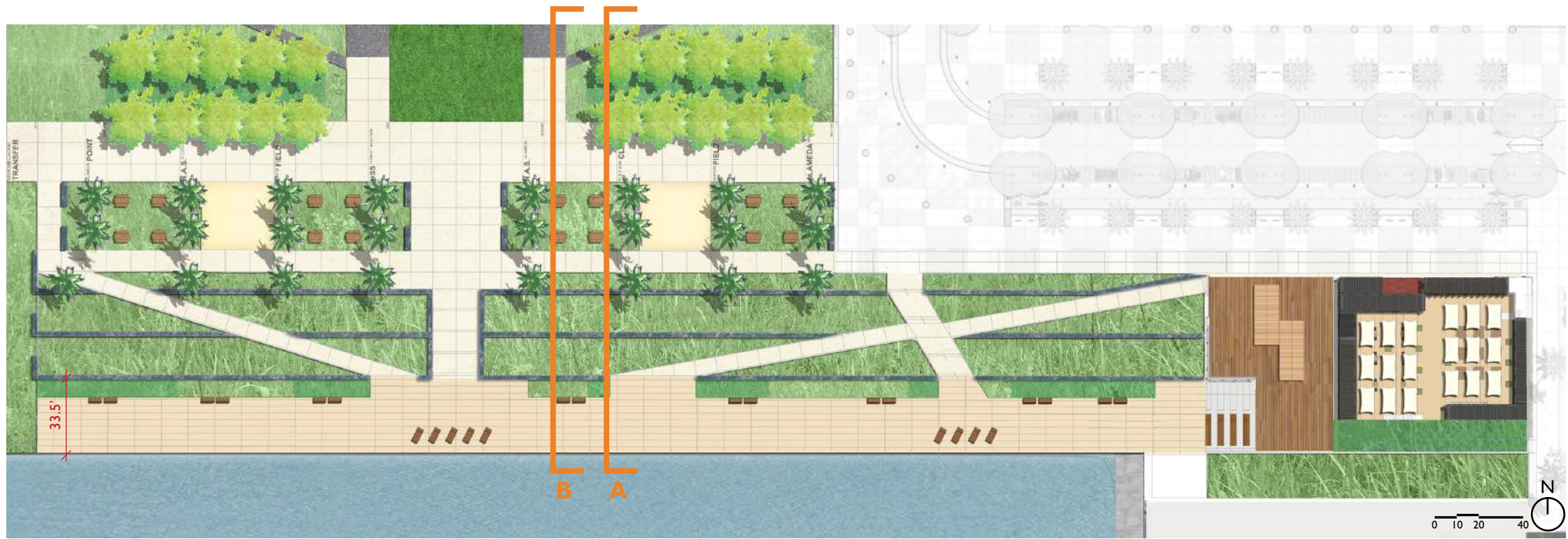


Previous Site Plan

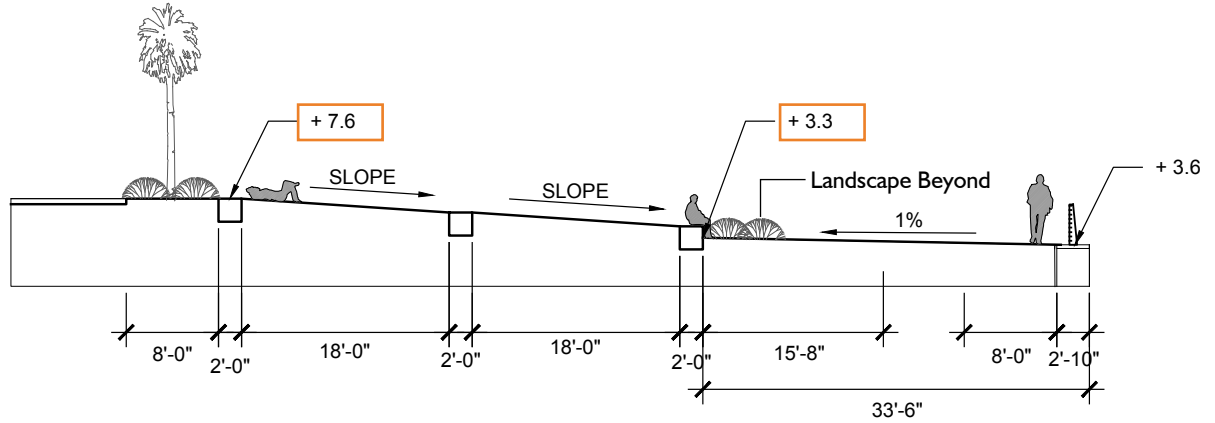


Proposed Site Plan

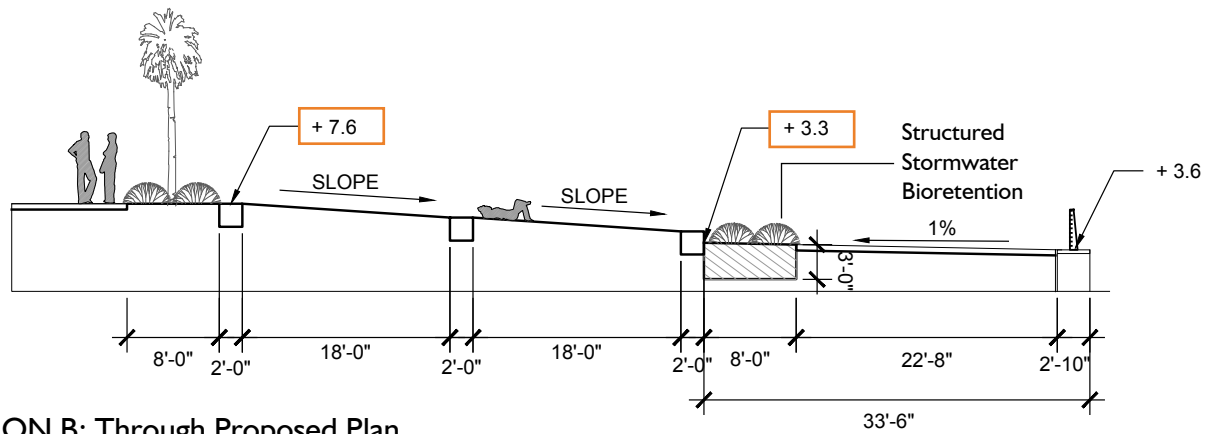
Unstructured
Stormwater
Bioretention



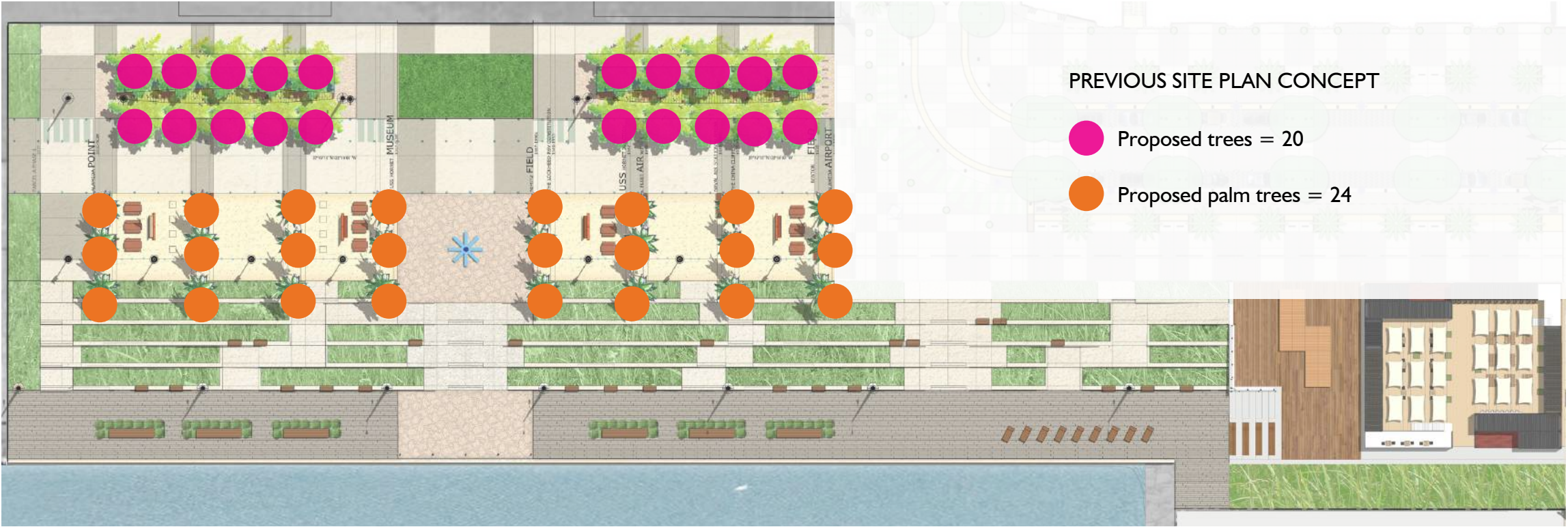
SECTION A: Through Previous Plan



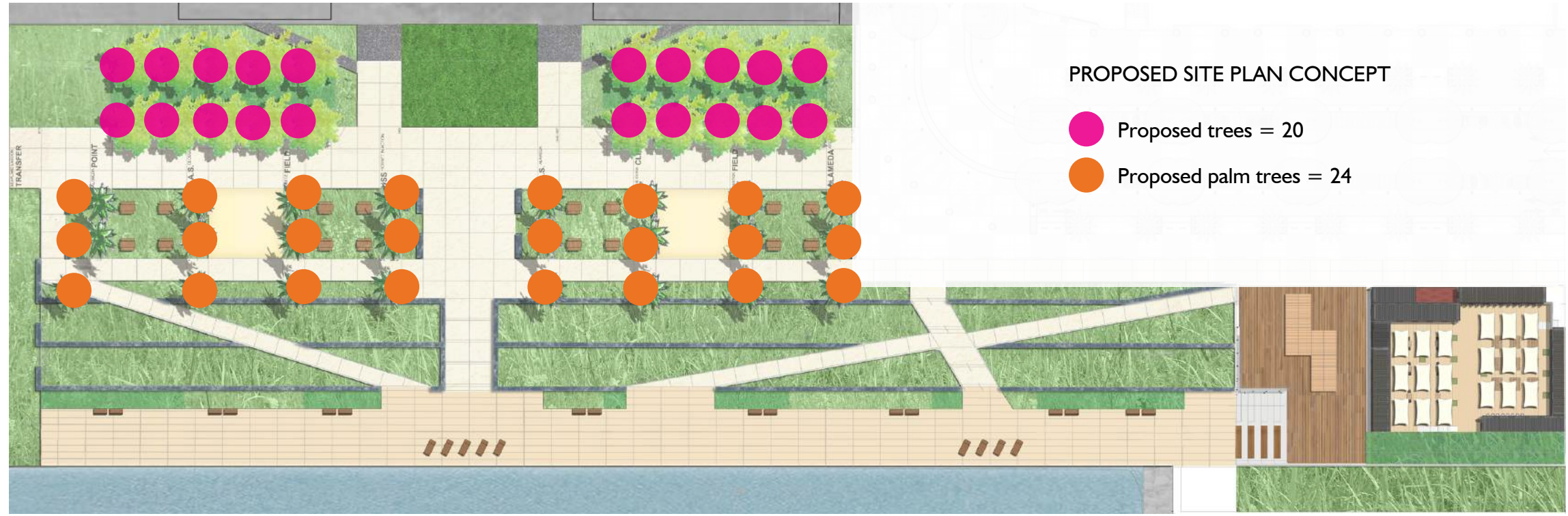
SECTION A: Through Proposed Plan



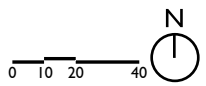
SECTION B: Through Proposed Plan

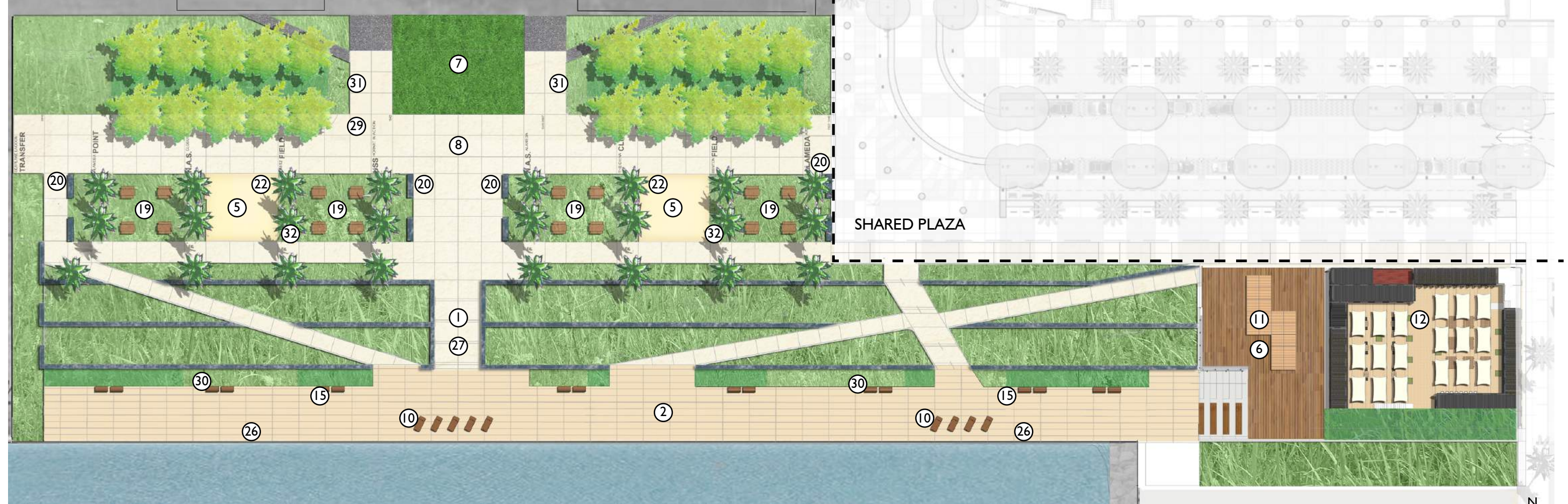
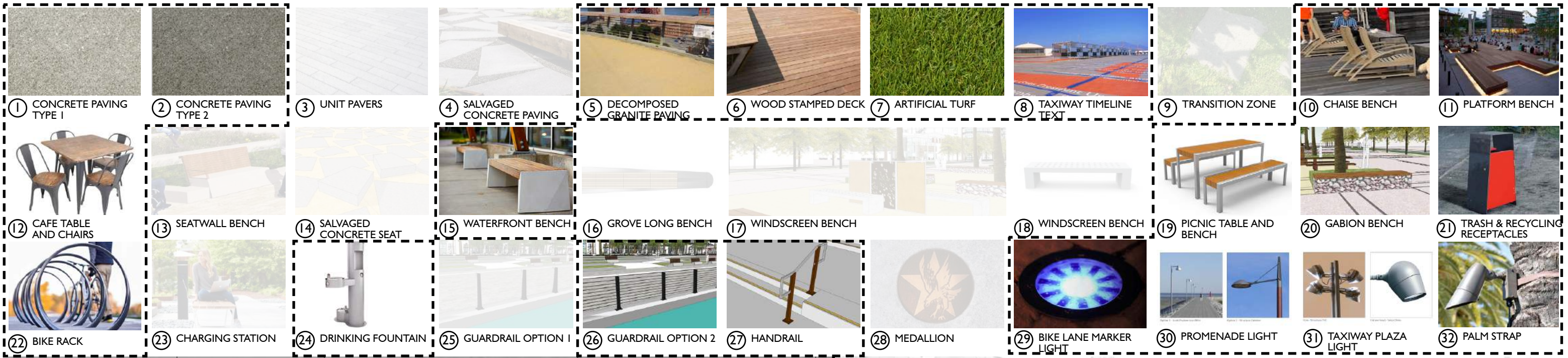


PREVIOUS SITE PLAN CONCEPT

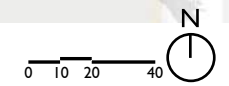


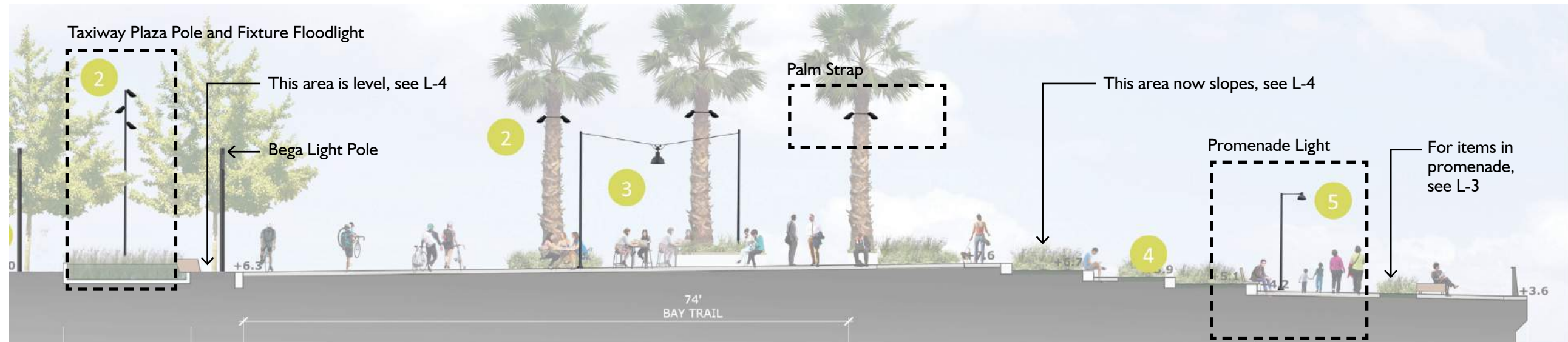
PROPOSED SITE PLAN CONCEPT





SITE PLAN





30 PROMENADE LIGHT



Louis Poulsen Icon Mini



Precedent image- light fixture on site

31 TAXIWAY PLAZA POLE AND FIXTURE



Bega Light Pole



Fixture Head - Selux Olivio

32 PALM STRAP



NOTE: NUMBER OF FURNITURE AND MANUFACTURERS HAVE CHANGED. CONCEPT REMAINS.



Maxican Fan Palm
Washingtonia Robusta

Washingtonia robusta Mexican Fan Palm

- These palms are completely suited to the coastal climate
- These palms are readily available in the quantities that we need for the Waterfront Park, but also additionally for the Shared Street and West Atlantic Drive
- They are very affordable
- These palms grow to be too tall for human scale, ultimately 90-120 feet
- They grow at 2 feet per year, so in 20 years they will be 60 feet tall



ALT 1: AUSTRALIAN CABBAGE PALM
Livistonia australis

Livistonia austalis Cabbage Tree Palm :

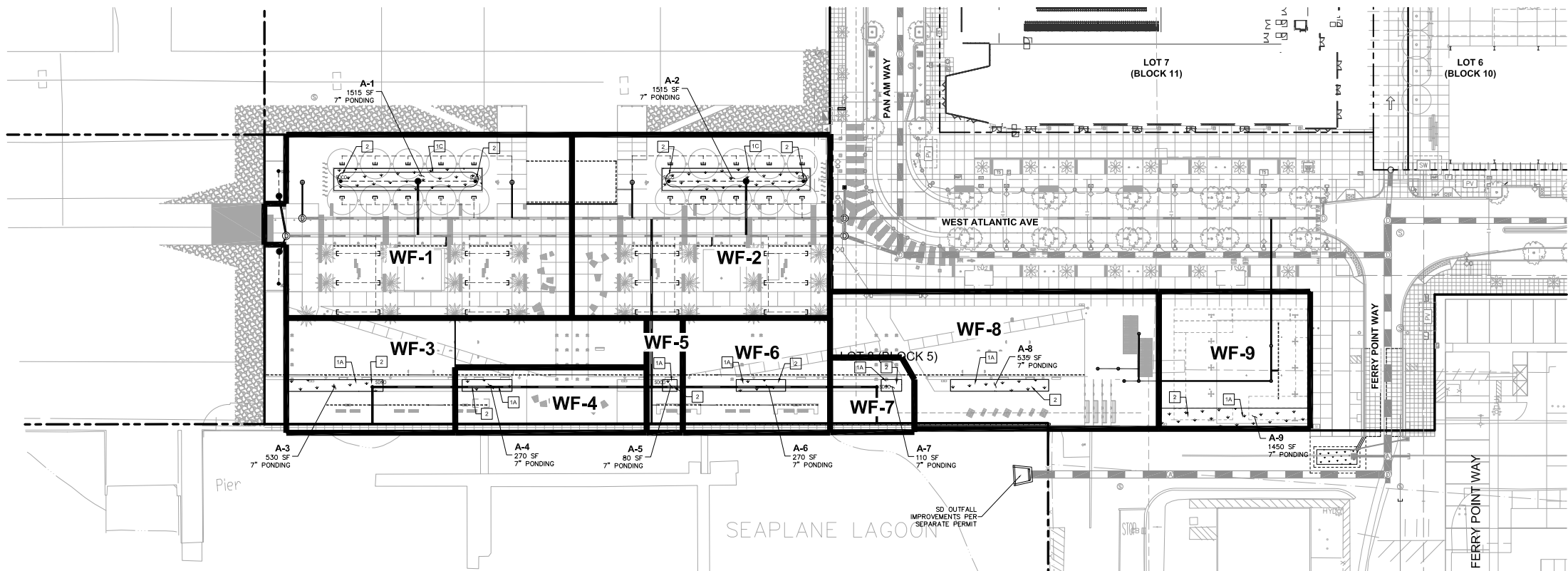
- These palms are suited to the coastal climate
- It looks like a Fan Palm
- The palm is not readily available at the heights required, but if contract grown with a 2 year lead time, it is possible to find 24 palms needed for the Waterfront Park at 10 foot trunk, growing to 25 feet.



ALT 2: GUADALUPE PALM
Brahea edulis

Brahea edulis Guadalupe Palm

- These palms are completely suited to the coastal climate
- The palm is not readily available at the heights required, but if contract grown with a 2 year lead time, it is possible to find 24 palms needed for the Waterfront Park at 18 foot trunk



LEGEND

- SHED AREA - FLOWS DIRECTLY TO BIORETENTION AREA
- RETAINED BIORETENTION AREA
- BIORETENTION WALL WITH CONCRETE CAP/PAVER, SLD.
- BIORETENTION WALL WITH BENCH OR METAL HEADER/RAIL, SLD.
- BIORETENTION, SLOPED/ UNSTRUCTURED
- DRAINAGE BUBBLER

NOTES

- REFER TO UTILITY PLAN ON SHEET C4.01 AND C4.02 FOR MORE INFORMATION ON THE UNTREATED AND TREATED STORM DRAIN SYSTEMS.
- WATERFRONT PARK LAYOUT IS SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS FOR FINAL DESIGN OF WATERFRONT PARK LAYOUT, FINISHES, LANDSCAPING, AND GRADING PLAN.

ABBREVIATIONS

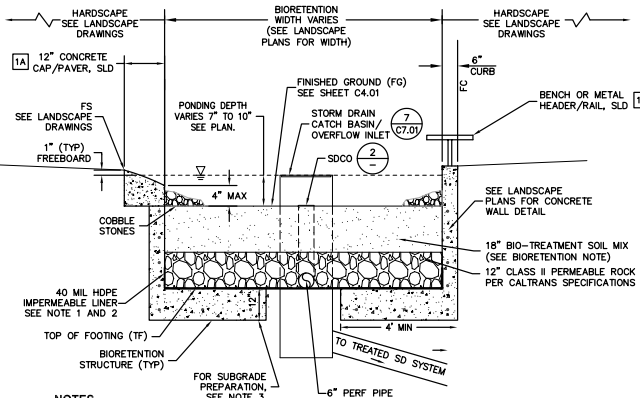
- AB AGGREGATE BASE
- FC FACE OF CURB
- FG FINISHED GROUND
- FS FINISHED SURFACE
- MIN MINIMUM
- O.C. ON CENTER
- PERF PERFORATED
- PVC POLYVINYL CHLORIDE
- SDO STORM DRAIN OUTLET
- SF SQUARE FEET
- TC TOP OF CURB
- TF TOP OF FOOTING
- TYP TYPICAL
- W/ WITH

TABLE 1: SHED/BIORETENTION SUMMARY

SHED AREA	TREATMENT AREA	AREA (SF)	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)
WF-1	A-1	24,935	695	260
WF-2	A-2	22,105	695	260
WF-3	A-3	13,445	335	530
WF-4	A-4	5,830	163	270
WF-5	A-5	1,980	54	80
WF-6	A-6	2,875	81	270
WF-7	A-7	2,875	81	310
WF-8	A-8	18,775	512	535
WF-9	A-9	9,000	230	1450

BIORETENTION NOTE
18" OF REGIONALLY-APPROVED BIOTREATMENT SOIL MIX PER THE MOST RECENT VERSION OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM'S STORMWATER PROVISION C3 TECHNICAL GUIDANCE MANUAL SOIL SPECIFICATIONS APPENDIX. @ WWW.CLEANWATERPROGRAM.ORG. SOIL SHALL HAVE A MINIMUM INFILTRATION RATE OF 5 INCHES PER HOUR AND MAXIMUM INFILTRATION RATE OF 10 INCHES PER HOUR.

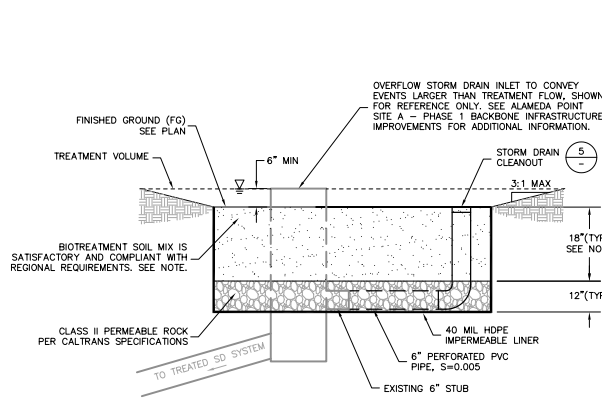
GENERAL NOTES
THE VERIFICATION DOCUMENTATION OF THE DELIVERY OF THE SPECIFIED BIO-TREATMENT SOIL MEDIA SHALL BE PROVIDED TO THE SITE ENGINEER.



NOTES

- IF BIORETENTION AREA EXCEEDS 7 FT IN WIDTH, IMPERMEABLE LINER SHALL BE INSTALLED AT BOTTOM AND EXTEND 7 INCH UP THE SIDE OF THE CLASS II PERMEABLE LAYER.
- IMPERMEABLE LINER TO BE USED WHEN BIORETENTION AREA IS NOT STRUCTURALLY CONTAINED BY WALL FOOTING.
- BIORETENTION AREA FOOTING/FOUNDATION SHALL BE COMPACTED TO 90% RELATIVE COMPACTION, FOR CONSTRUCTION OF BIORETENTION AREAS ON BAY MUD, CONTRACTOR TO INSTALL 24 INCHES OF CLASS II AG PRIOR TO PLACEMENT OF CLASS II AB, PLACE A LAYER OF GEOTEXTILE FABRIC (MIRAFI 500X OR EQUIVALENT) AT THE BASE OF THE EXCAVATION.

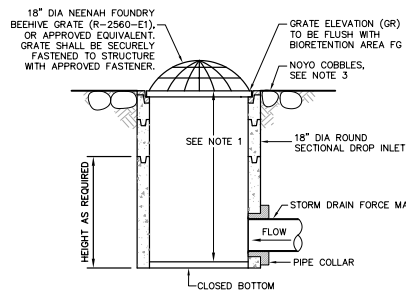
1A TYPICAL RETAINED BIORETENTION AREA CROSS SECTION
NTS



NOTE

- 18" BIO-TREATMENT SOIL SHALL MEET REGIONALLY-APPROVED BIO-TREATMENT SOIL MIX SPECIFICATIONS INDICATED IN THE 2016 VERSION OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM'S STORMWATER PROVISION C3 TECHNICAL GUIDANCE MANUAL @ WWW.CLEANWATERPROGRAM.ORG. SOIL SHALL HAVE A MINIMUM INFILTRATION RATE OF 5 INCHES PER HOUR AND MAXIMUM INFILTRATION RATE OF 10 INCHES PER HOUR.

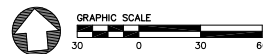
1C TYPICAL UNSTRUCTURED BIORETENTION AREA CROSS SECTION
NTS



NOTES

- TYPICAL HEIGHT (RIM TO INVERT) FOR DRAINAGE BUBBLER SHALL BE 2.2', SEE PLANS FOR SPECIFIED ELEVATION.
- POWDERCOAT SHALL BE ADDED TO DRAINAGE BUBBLERS ONLY. POWDERCOAT SHALL MATCH COLOR PROVIDED BY LANDSCAPE ARCHITECT. DRAIN INLET SHALL BE INSTALLED AS SUPPLIED BY THE MANUFACTURER.
- PLACE 4" MIN. DIA. APPROVED NOVO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE, EXTEND COBBLES MIN 18" FROM EDGE OF DRAINAGE BUBBLERS AND MIN 12" FROM EDGE OF DRAIN INLETS.

2 DRAINAGE BUBBLER
NTS



AP
DW

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BKF
ENGINEERS / SURVEYORS / PLANNERS



ALAMEDA POINT WATERFRONT PARK Alameda Point Block 5 Alameda, California



Date: November 21, 2016
Project Number: 20145170-10
Drawn by: HL/JDP
Checked by: DGS
Scale: As Shown

PROJECT STATUS
PRICING 08/15/16
PERMIT 09/19/16
PERMIT 11/22/16
REV LA 03/08/19

Key Map



Sheet Title:

**STORMWATER
MANAGEMENT
PLAN**

C5.01



APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A:
Waterfront Park Phase I
Substantial Conformance Exhibits

C3 STORMWATER MANAGEMENT
UPDATE FROM BKF

L - 9

09.09.2019

SRMERNST
MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS
TRAMMELL CROW RESIDENTIAL



